



# City of Tualatin

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March 21, 2019

## ARCHITECTURAL REVIEW DECISION

AR-18-0008

**\*\* APPROVAL WITH CONDITIONS \*\***

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Case #:	AR-18-0008
Project:	Hedges C
Location:	No situs; Tax Lot 2S1 27BA 00600
Applicant/Owner:	Mac Martin, Hedges C, LLC: <a href="mailto:macmartinis@gmail.com">macmartinis@gmail.com</a>
Applicant/Rep.:	Bob Wells, Lance Mueller & Associates: <a href="mailto:bwells@mueller.com">bwells@mueller.com</a>

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Arrangements can be made to provide these materials in alternative formats such as large type or audio recording. Please contact the Planning Division at 503.691.3026 and allow as much lead time as possible.

## I. INTRODUCTION

### A. Applicable Criteria

The following Chapters of the Tualatin Development Code (TDC)\* are applicable to the subject proposal:

- TDC Chapter 61: General Manufacturing Planning District
- TDC Chapter 63: Manufacturing Environmental Regulations
- TDC Chapter 69: Industrial Business Park Overlay Planning District
- TDC Chapter 72: Natural Resource Protection Overlay District
- TDC Chapter 73: Community Design Standards
- TDC Chapter 74: Public Improvement Requirements\*\*

\* *Application submitted before adoption of Ordinance No. 1414-18 Amending Tualatin Development Code Chapters*

\*\* *Addressed in Exhibit B (City Engineer's Review, Findings, and Decision)*

### B. Project Description

The applicant, Hedges C, LLC, requests approval of an approximately 72,225 gross square-foot industrial building on an unimproved 4.54-acre property located west of SW Amu Street. The subject site is also described as Lot 8 of the Franklin Business Park No.4 Replat (Tax Lot 2S1 27BA 00600). The property is generally flat with a slope (less than 20 percent) to the west and the south toward Hedges Creek. Access to SW Amu Street (Industrial Connector - Tualatin), to the east, is provided by a private road to the north of the site.

The proposed building would be constructed as a ribbed steel structure and is approximately 43.25 feet high. Machine Sciences Corporation has been named as the future tenant, a producer of complex machined parts for a variety of companies. Accessory landscaping and 171 parking stalls are included with the application. Vehicular access to the site is provided by a private roadway off of SW Amu Street, a Connector Street.

Figure 1: Aerial view of subject site (highlighted)



### **C. Surrounding Uses**

Surrounding uses include a variety of industrial uses, transitioning to greenspace to the south:

#### North: General Manufacturing (MG)

- Private Road
- One-story industrial building

#### West: General Manufacturing (MG)

- Hedges Creek Greenway
- Undeveloped property

#### East: General Manufacturing (MG)

- SW Amu Street
- Two-story industrial building

#### South: General Manufacturing (MG)

- Hedges Creek Greenway
- Undeveloped property

### **D. Previous Land Use Actions**

The site has been subject to the following previous land use actions:

SB-97-03	Franklin Business Park No. 4- Replat of a portion of Lot 4 recorded with Washington County as Document No. 2008010869
PTA-99-06	Applied the Industrial Business Park Overlay (IBPO) District to the Franklin Business Park
AR-99-23	Franklin Business Park Bldgs A, B & C (Withdrawn and not constructed)

### **E. Project Schedule**

A pre-application conference for this project was held on July 18, 2018. A neighborhood/developer meeting—as required by Tualatin Development Code (TDC) 31.063—was held on November 26, 2018.

This application was originally submitted on December 17, 2018, and deemed complete on January 31, 2019. Per the 120-Day Rule—Oregon Revised Statute (ORS) 227.178-227.179—final City of Tualatin action/decision on this application must be completed on or before May 31, 2019.

Staff received no public comment during the comment period that ended February 14, 2019. Notice was mailed to property owners within 1,000 feet of the subject property, pursuant to TDC 31.064(1). Agency comments were received from Tualatin Valley Fire and Rescue and Clean Water Services.

### **F. Exhibit List**

- A: Application Materials – December 27, 2018; Resubmitted January 29, 2019;  
Sheet A1.2 Revised March 1, 2019
- B: City Engineer's Review, Findings, and Decision for AR-18-0008 – March 21, 2019
- C: Tualatin Valley Fire & Rescue Memorandum – February 5, 2019
- D: Clean Water Services Memorandum – February 7, 2019

## II. CONDITIONS OF APPROVAL

Based on the Findings and Conclusions presented, staff approves AR-18-0008 subject to the following conditions of approval:

### CONDITIONS OF APPROVAL DOCUMENTATION:

Prior to obtaining building permits on the subject site, the applicant shall submit one revised paper plan sets—24 x 36, a paper narrative, and electronically in Adobe PDF file format—for review and approval to the Planning Division that meet the conditions of approval below. The narrative shall explain how and on what page each condition of approval has been met. The submittal shall contain page numbers and a table of contents. No piecemeal submittals will be accepted. Each submittal will be reviewed in two (2) weeks.

### GENERAL:

- A1. This Architectural Review approval expires after two years from the date of issuance unless a building, or grading permit submitted in conjunction with a building permit application, has been issued and substantial construction pursuant thereto has taken place and an inspection performed by a member of the Building Division, or an extension is granted under the terms of TDC 73.056.

### PRIOR TO BUILDING OR ENGINEERING PERMIT ISSUANCE:

- A2. The applicant must comply with the incorporated Public Facilities Recommendation (Exhibit B) from the City of Tualatin Engineering Division.
- A3. The applicant must demonstrate that the criteria and Conditions of Approval are met to the satisfaction of Tualatin Valley Fire and Rescue as described in Exhibit C.
- A4. The applicant must revise the Plan Set to include striped walkway connections through adjacent parking areas, drive aisles, and loading areas, pursuant to TDC 73.160(1)(b)(ii). Curb ramps must be provided wherever a walkway crosses a curb, pursuant to TDC 73.160(1)(c).
- A5. The applicant must revise the Plan Set to locate, orient, and select full cut-off lighting without shining into SW Amu Street right-of-way and the Hedges Creek conservation easement, pursuant to TDC 73.160(3)(c) and TDC 73.380(6).
- A6. The applicant must revise the Plan Set to demonstrate a method of screening for any above-grade mechanical equipment in accordance with TDC 73.160(4)(a).
- A7. The applicant must revise the Plan Set to illustrate the location of twelve bicycling parking spaces in the form of stationary racks, lockable enclosures, or in the building, pursuant to TDC 73.370(1)(n) and 73.370(2). Ten of these spaces must be covered. Each bicycle space must be six feet long by two feet wide, with an overhead clearance of at least seven feet, pursuant to TDC 73.370(1)(o). A five-foot wide bicycle maneuvering area must be provided beside or between each row of bicycle parking with at least a three-foot wide access area, pursuant to TDC 73.370(1)(p) and (q). Maneuvering and access areas must be constructed of concrete, asphalt, or a suitable pervious surface. Bicycle parking areas must be identified with signage as specified in the Manual on Uniform Traffic Control Devices (MUTCD) (latest edition), and must be located at the main building entrance and at the location of the bicycle parking facilities, pursuant to TDC 73.370(1)(u).
- A8. The applicant must revise the Plan Set to illustrate three loading berths will conform to the size specifications required by TDC 73.390 (2). These berths must be a minimum of 12 feet wide and 60 feet long, with an unobstructed height of 14 feet.

**PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY:**

- A9. The applicant must construct bicycle parking and signage as described in Condition of Approval A7.
- A10. The applicant must construct loading berths as described in Condition of Approval A8.
- A11. The applicant must identify a minimum of five vanpool/carpool spaces with appropriate signage, pursuant to TDC 73.370(3).
- A12. The applicant must provide an identification system which clearly locates buildings and their entries for patrons and emergency services.
- A13. The applicant must construct proposed buildings and all site improvements as illustrated on approved plans and conditions of approval. The applicant must contact the Planning Division for a site inspection prior to obtaining a certificate of occupancy. This inspection is separate from inspection(s) done by the Building Division. Staff recommends scheduling a Planning inspection at least three business days in advance of the desired inspection date. Subject to compliance with the requirements of TDC 73.095, a temporary certificate of occupancy may be issued by the Building Official.

**THE FOLLOWING CODE REQUIREMENTS APPLY TO THE SITE IN AN ON-GOING MANNER:**

- A14. The applicant must submit sign permit applications separately from this Architectural Review (AR) for any proposed signage.
- A15. All exterior improvements approved through the AR process must be continually maintained, including necessary painting and repair, watering, weeding, pruning, and replacement, so as to remain substantially similar to original approval through the AR process, unless subsequently altered with Community Development Director's approval. TDC 73.100. All plant growth in landscaped areas must be pruned, trimmed or otherwise so that plant growth does not interfere with designated pedestrian or vehicular access and will not constitute a traffic hazard because of reduced visibility, pursuant to TDC 73.160(3)(e), 73.260(5), and 73.340(1).
- A16. The proposed development must comply with the noise standards of TDC 63.051(1).
- A17. The proposed development must comply with all applicable policies and regulations set forth by the TDC.

## II. PLANNING FINDINGS

### Chapter 61: General Manufacturing Planning District (MG)

[...]

#### Section 61.020 General Manufacturing Permitted Uses

No building, structure or land shall be used, except for the following uses as restricted in TDC 61.021.

- (1) All uses permitted by TDC 60.020 and 60.037 in the Light Manufacturing Planning District.
- (8) Manufacture of the following types of products:[...]

#### Section 60.020 Light Manufacturing Permitted Uses

- (18) Offices for executive, administrative, and professional uses related to the sale or service of industrial products.
- (34) Warehousing related to the above uses

[...]

#### Finding:

*The applicant proposes to construct an industrial shell building. As shown in Figure 1, the site is located within the General Manufacturing district which permits manufacturing, office, and warehousing uses. The subject property is also located within the Industrial Business Park Overlay Planning District, the standards for which are addressed below under Chapter 69. This standard is met.*

#### Section 61.060 Setback Requirements

- (1) Front yard. The minimum setback is 30 feet. [...]
- (2) Side yard. The minimum setback is 0 to 50 feet, as determined through the Architectural Review process.
- (3) Rear yard. The minimum setback is 0 to 50 feet, as determined through the Architectural Review process. [...]
- (4) Corner lot yards. [...]
- (5) The minimum parking and circulation area setback is 5 feet, except when a yard is adjacent to public streets or Residential or Manufacturing Park District, the minimum setback is 10 feet. No setback is required from lot lines within ingress and egress areas shared by abutting properties in accordance with TDC 73.400(2).

[...]

#### Finding:

*The proposed building exceeds all setback requirements as shown on Table 1 below. Various easements are recorded on the property, including: a 30-foot wide access easement to the north, a 37.5-foot wide combined storm drain channel and conservation easement to the west, and a variable width combined storm drain channel and conservation easement to the south. The parking and circulation area setbacks are exceeded, however parking is proposed in the northern access easement. This standard is met.*

<b>Table 1 - Setback Requirements</b>			
<i>Yard</i>	<i>Direction</i>	<i>Required</i>	<i>Proposed</i>
Front	East	30	67
Side	North	0 to 50	65
Side	South	0 to 50	106
Rear	West	0 to 50	108

#### Section 61.080 Structure Height

- (1) Except as provided in TDC 61.080(2) (4), no structure shall exceed a height of 60 feet.

[...]

**Finding:**

*As shown on the provided elevations, the structure reaches a maximum 43.25 feet height from the average grade. This standard is met.*

**Chapter 63: Manufacturing Planning Districts Environmental Regulations**

[...]

**Section 63.050 Environmental Standards**

**Industrial uses located pursuant to TDC 63.020 shall continually comply with the standards prescribed in TDC 63.051 to 63.057.**

**Finding:**

*With Condition of Approval A16, the noise standards will be met. Mandatory compliance with Clean Water Service regulations will satisfy the discharge restrictions of 63.057.*

**Chapter 69: Industrial Business Park Overlay Planning District**

[...]

**Section 69.040 Implementation of the Industrial Business Park Overlay District**

**At the time of application for Architectural Review, the applicant shall state in writing if the proposed project is to be developed under the provisions of the Industrial Business Park Overlay District. Selection of the overlay district is at the option of the developer and application of the overlay district shall be implemented upon the developer's statement as part of the Architectural Review application. No public hearing shall be held to decide to apply the overlay district. The overlay district shall only be used in conjunction with the selected MG District areas. The Architectural Review decision may include conditions of approval in accordance with TDC 73.055.**

**Finding:**

*PTA 99-05 applied the Industrial Business Park Overlay District to the site; however the applicant has not applied for development under the IBPOD/Industrial Master Plan standards. The provisions of this Chapter do not apply to this decision.*

**Section 72.060 Development Restrictions in Greenways and Natural Areas.**

- (1) Except as provided in Subsection (2), no building, structure, grading, excavation, placement of fill, vegetation removal, impervious surface, use, activity or other development shall occur within Riverbank, Creek and Other Greenways, and Wetland and Open Space Natural Areas.**

**Finding:**

*As shown on the Site Plan, Sheet A1.1, no structures or impervious surfaces are proposed in the Hedges Creek Greenway located on the west side of the site. This standard is met.*

**Chapter 73: Community Design Standards**

[...]

**Section 73.050 Criteria and Standards**

- (1) In exercising or performing his or her powers, duties, or functions, the Planning Director shall determine whether there is compliance with the following:**
  - (a) The proposed site development, including the site plan, architecture, landscaping, parking and graphic design, is in conformance with the standards of this and other applicable City ordinances insofar as the location, height, and appearance of the proposed development are involved;**
  - (b) The proposed design of the development is compatible with the design of other developments in the general vicinity; and**

- (c) **The location, design, size, color and materials of the exterior of all structures are compatible with the proposed development and appropriate to the design character of other developments in the vicinity.**

**Finding:**

*The neighboring Hedges properties (Hedges "A" and "B") were developed by the applicant and are of a similar industrial character with concrete tilt-up designs. The proposed development complies with the Tualatin Development Code and other applicable ordinances as identified in this report, and as conditioned. This standard is met.*

- (2) **In making his or her determination of compliance with the above requirements, the Planning Director shall be guided by the objectives and standards set forth in this chapter. If the architectural review plan includes utility facilities or public utility facilities, then the City Engineer shall determine whether those aspects of the proposed plan comply with applicable standards.**

[...]

**Finding:**

*The proposed development would include utility facilities and/or public utility facilities. These facilities have been reviewed by the City of Tualatin Engineering Division, and the Public Facilities Recommendation (PFR) has been included in this decision as Exhibit B.*

**Section 73.056 Time Limit on Approval**

**Architectural Review approvals shall expire after two years unless:**

- (1) **A building, or grading permit submitted in conjunction with a building permit application, has been issued and substantial construction pursuant thereto has taken place and an inspection performed by a member of the Building Division; or**
- (2) **The Architectural Review (AR) applicant requests in writing an extension and the City approves it. If the Community Development Director and City Engineer or their designees approved the AR. then the Community Development Director and City Engineer shall decide upon the extension request. If the Architectural Review Board (ARB) approved the AR. then the ARB shall decide upon the extension request. The applicant shall provide notice of extension request to past recipients of the AR notice of application and post a sign pursuant to TDC 31.064. Before approving an extension, the deciding party shall find the request meets these criteria:**
- (a) **The applicant submitted a written extension request prior to the original expiration date.**
- (b) **There have been no significant changes in any conditions, ordinances, regulations or other standards of the City or applicable agencies that affect the previously approved project so as to warrant its resubmittal for AR.**
- (c) **If the previously approved application included a special study, the applicant provided with the extension a status report that shows no significant changes on the site or within the vicinity of the site. A letter from a recognized professional also would satisfy this criterion if it states that conditions have not changed after the original approval and that no new study is warranted.**
- (d) **If the AR applicant neglected site maintenance and allowed the site to become blighted, the deciding party shall factor this into its decision.**
- (e) **The deciding party shall grant no more than a single one-year extension for an AR approval.**
- (f) **If the Community Development Director and City Engineer or their designees are the deciding party, then they shall decide within thirty (30) days of receipt of the request. If the ARB is the deciding party, then the ARB shall decide within sixty (60) days of receipt of the request. If the deciding party fails to decide within the applicable time period, the decision shall default to approval.**



**Finding:**

*The proposed application is approved subject the compliance with the above criteria. With Condition A1, these standards are met.*

[...]

**Section 73.100 Landscaping and Building Installation and Maintenance**

- (1) All landscaping approved through the Architectural Review Process shall be continually maintained, including necessary watering, weeding, pruning and replacement, in a manner substantially similar to that originally approved through the Architectural Review Process, unless subsequently altered with Community Development Director approval.

**Finding:**

*With Condition of Approval AError! Reference source not found.15, this standard is met.*

- (2) All building exterior improvements approved through the Architectural Review Process shall be continually maintained including necessary painting and repair so as to remain substantially similar to original approval through the Architectural Review Process, unless subsequently altered with Community Development Director approval.

**Finding:**

*With Condition of Approval A15, this standard is met.*

**Section 73.160 Standards (Community Design)**

The following standards are minimum requirements for commercial, industrial, public and semi-public development, and it is expected that development proposals shall meet or exceed these minimum requirements.

**(1) Pedestrian and Bicycle Circulation.**

[...]

**(b) For Industrial Uses:**

- (i) a walkway shall be provided from the main building entrance to sidewalks in the public right-of-way and other on-site buildings and accessways. The walkway shall be a minimum of 5 feet wide and constructed of concrete, asphalt, or a pervious surface such as pavers or grasscrete, but not gravel or woody material, and be ADA compliant, if applicable.
- (ii) Walkways through parking areas, drive aisles and loading areas shall have a different appearance than the adjacent paved vehicular areas.
- (iii) Accessways shall be provided as a connection between the development's walkway and bikeway circulation system and an adjacent bike lane;

**Finding:**

*A six-foot wide walkway is proposed on the eastern edge of the site, connecting to the adjacent Hedges B development (AR-14-08), as shown on Sheet A1.1. This walkway will be striped where it crosses the access drive and SW Amu Street. A five-foot wide walkway is provided along the building perimeter. SW Amu Street is designated an Industrial connector; therefore no accessway per subsection (iii) is required. The applicant has been conditioned to demonstrate that walkways through loading areas have a different appearance. With Condition of Approval A4, this standard is met.*

- (c) Curb ramps shall be provided wherever a walkway or accessway crosses a curb.**

**Finding:**

*A curb ramp is provided north of the main entrance as indicated on Sheet A1.1. The applicant has been conditioned to identify curb ramps near the ADA parking areas and where the walkway crosses loading zones. With Condition of Approval A4, this standard is met.*

[...]

**(3) Safety and Security**

- (a) Locate windows and provide lighting in a manner which enables tenants, employees and police to watch over pedestrian, parking and loading areas.**
- (b) In commercial, public and semi-public development and where possible in industrial development, locate windows and provide lighting in a manner which enables surveillance of interior activity from the public right-of-way.**
- (c) Locate, orient and select on-site lighting to facilitate surveillance of on-site activities from the public right-of-way without shining into public rights-of-way or fish and wildlife habitat areas.**

**Finding:**

*Windows are proposed on all elevations, providing visibility between parking areas and building space where people are most likely to be present, as shown on Sheet A3.1. Pole lighting is proposed in the northern, eastern, and southern parking areas and wall-mounted lighting is proposed on the western and southern elevations to promote visibility and safety for building users. The Photometric plan included in Exhibit A indicates that lighting will impact the Hedges Creek conservation easement to the west and south and the SW Amu Street right-of-way to the east. With Condition of Approval A5, these standards are met.*

- (d) Provide an identification system which clearly locates buildings and their entries for patrons and emergency services.**

**Finding:**

*An identification system will be required to be provided prior to issuance of a Certificate of Occupancy for the proposed building. With Condition of Approval A12, this standard is met.*

- (e) Shrubs in parking areas must not exceed 30 inches in height. Tree canopies must not extend below 8 feet measured from grade.**

**Finding:**

*A landscaping plan was submitted as part of this application as shown in Exhibit A. With Condition of Approval A15, this standard is met.*

[...]

**(4) Service, Delivery and Screening**

- (a) On and above grade electrical and mechanical equipment such as transformers, heat pumps and air conditioners shall be screened with sight obscuring fences, walls or landscaping.**

**Finding:**

*Mechanical equipment is proposed along the southern building elevation on the Site Plan, Sheet A1.1; however this equipment is not reflected on the Landscape Plan, Sheet L.1. The applicant has been conditioned to identify proposed screening prior to building permit approval. With Condition of Approval A6, this standard is met.*

[...]

- (5) The Federal Americans with Disabilities Act (ADA) applies to development in the City of Tualatin. Although TDC, Chapter 73 does not include the Oregon Structural Specialty Code's (OSSC) accessibility standards as requirements to be reviewed during the Architectural Review process, compliance with the OSSC is a requirement at the Building Permit step. It is strongly recommended all materials submitted for Architectural Review show compliance with the OSSC.

**Finding:**

*ADA and OSSC standards must be met during the building permit process. This standard is met.*

[...]

**Section 73.220 Standards**

The following standards are minimum requirements for commercial, industrial, public and semi-public development and it is expected that development proposals shall meet or exceed these minimum requirements.

**(1) Safety and Security**

- (a) Locate, orient and select on-site lighting to facilitate surveillance of on-site activities from the public right-of-way or other public areas without shining into public rights-of-way or fish and wildlife habitat areas.
- (b) Provide an identification system which clearly identifies and locates buildings and their entries.
- (c) Shrubs in parking areas shall not exceed 30 inches in height, and tree canopies must not extend below 8 feet measured from grade, except for parking structures and underground parking where this provision shall not apply.

**Finding:**

*Findings have been addressed in TDC 73.160, above.*

**Section 73.227 Standards**

The following standards are minimum requirements for mixed solid waste and source separated recyclables storage areas. To provide for flexibility in designing functional storage areas, this section provides four different methods to meet the objectives of providing adequate storage for mixed solid waste and source separated recyclables and improving the efficiency of collection. An applicant shall choose and implement one of the following four methods to demonstrate compliance: 1) minimum standards; [...].

- (1) The mixed solid waste and source separated recyclables storage standards shall apply to all new or expanded [...] industrial, public and semi-public development.
- (2) Minimum Standards Method. This method specifies a minimum storage area requirement based on the size and general use category of the new or expanded development. This method is most appropriate when specific use of a new or expanded development is not known. It provides specific dimensional standards for the minimum size of storage areas by general use category.
  - (a) The size and location of the storage area(s) shall be indicated on the site plan. Compliance with the requirements set forth below are reviewed through the Architectural Review process.
    - (i) The storage area requirement is based on the area encompassed by predominant use(s) of the building (e.g., residential, office, retail, wholesale/warehouse/manufacturing, educational/institutional or other) as well as the area encompassed by other distinct uses. If a building has more than one use and that use occupies 20 percent or less of the gross leasable area (GLA) of the building, the GLA occupied by that use shall be counted toward the floor area of the predominant use(s). If a building has more than one use and that use occupies more than 20 percent of the GLA of the building, then the storage area requirement for the whole building shall be the sum of the area of each use.
    - (ii) Storage areas for multiple uses on a single site may be combined and shared.

- (iii) The specific requirements are based on an assumed storage area height of 4 feet for mixed solid waste and source separated recyclables. Vertical storage higher than 4 feet, but no higher than 7 feet may be used to accommodate the same volume of storage in a reduced floor space (potential reduction of 43 percent of specific requirements). Where vertical or stacked storage is proposed, submitted plans shall include drawings to illustrate the layout of the storage area and dimensions for containers.
- (v) Industrial, public and semi-public developments shall provide a minimum storage area of 10 square feet plus: Wholesale/ Warehouse/ Manufacturing - 6 square feet/1000 square feet GLA.

**Finding:**

Table 2 - Trash Enclosure Requirements				
Use	Percentage	Area (sf)	Applied Rate (sf)	Required (sf)
Manufacturing	100%	71,471	(71.471*6)	428.83
General	N/A	N/A	N/A	10
<b>Total Minimum Requirement</b>				<b>438.83</b>
<b>Proposed Trash and Recyclables Storage Area</b>				<b>448</b>

**Finding:**

*The applicant has chosen to demonstrate compliance with the minimum standards method. Both office and manufacturing uses have been identified for the proposed building; office use at 16% of the GLA and manufacturing at 84% of the GLA. As shown in Table 2, a 438.83 square-foot storage area is required, and the applicant proposes 448 square-feet on Sheet A1.1 of Exhibit A. This standard is met.*

**(6) Location, Design and Access Standards for Storage Areas.**

**(a) Location Standards**

- (i) To encourage its use, the storage area for source separated recyclables may be co-located with the storage area for mixed solid waste.
- (ii) Indoor and outdoor storage areas shall comply with Building and Fire Code requirements.
- (iii) Storage area space requirements can be satisfied with a single location or multiple locations, and can combine both interior and exterior locations.
- (iv) Exterior storage areas shall not be located within a required front yard setback or in a yard adjacent to a public or private street.
- (v) Exterior storage areas shall be located in central and visible locations on the site to enhance security for users.
- (vi) Exterior storage areas can be located in a parking area, if the proposed use provides parking spaces required through the Architectural Review process. Storage areas shall be appropriately screened according to TDC 73.227(6)(b)(iii).
- (vii) Storage areas shall be accessible for collection vehicles and located so that the storage area will not obstruct pedestrian or vehicle traffic movement on site or on public streets adjacent to the site.

**Finding:**

*A single exterior trash enclosure will house both recycling and garbage. The proposed enclosure is outside of all setbacks and easements, in a reasonably visible area at the southwest end of the parking area. The storage area is to be screened by opaque fencing, as shown on Sheet A1.2. Republic Services, the applicable franchise waste hauler, has reviewed the location to confirm that it will be accessible for collection vehicles as indicated as part of Exhibit A. The location is removed from pedestrian circulation areas and vehicle traffic. These standards are met.*

**(b) Design Standards**

- (i) The dimensions of the storage area shall accommodate containers consistent with current methods of local collection at the time of Architectural Review approval.**
- (ii) Storage containers shall meet Fire Code standards and be made and covered with water proof materials or situated in a covered area.**
- (iii) Exterior storage areas shall be enclosed by a sight obscuring fence or wall at least 6 feet in height. In multi-family, commercial, public and semi-public developments evergreen plants shall be placed around the enclosure walls, excluding the gate or entrance openings. Gate openings for haulers shall be a minimum of 10 feet wide and shall be capable of being secured in a closed and open position. A separate pedestrian access shall also be provided in multi-family, commercial, public and semi-public developments.**
- (iv) Exterior storage areas shall have either a concrete or asphalt floor surface.**
- (v) Storage areas and containers shall be clearly labeled to indicate the type of material accepted.**

**Finding:**

*The proposed trash enclosure is 448 square feet and can accommodate current collection containers. An eight foot tall opaque fence with a gate opening 24 feet wide is proposed to surround the storage area. These standards are met.*

**(c) Access Standards**

- (i) Access to storage areas can be limited for security reasons. However, the storage areas shall be accessible to users at convenient times of the day, and to hauler personnel on the day and approximate time they are scheduled to provide hauler service.**
- (ii) Storage areas shall be designed to be easily accessible to hauler trucks and equipment, considering paving, grade, gate clearance and vehicle access. A minimum of 10 feet horizontal clearance and 8 feet vertical clearance is required if the storage area is covered.**
- (iii) Storage areas shall be accessible to collection vehicles without requiring backing out of a driveway onto a public street. If only a single access point is available to the storage area, adequate turning radius shall be provided to allow vehicles to safely exit the site in a forward motion.**

**Finding:**

*Republic Services, the applicable franchise waste hauler, has confirmed that the proposed storage area will be accessible to their hauler trucks and equipment; adequate clearance is provided and backing on to a public street will not be necessary as indicated as part of Exhibit A. These standards are met.*

**Section 73.240 Landscaping General Provisions**

**(1) The following standards are minimum requirements.**

[...]

**(3) The minimum area requirement for landscaping for uses in [...] MG Planning District shall be fifteen (15) percent of the total land area to be developed.**

**Finding:**

*As calculated on the applicant's fact sheet, and reflected on Sheet A1.1, Exhibit A, 72,164 square feet of landscaping is provided within the development area of 197,709, totaling 36.5% landscape coverage; well in excess of the 15% minimum requirement for the MG district. This standard is met.*

[...]

- (9) Yards adjacent to public streets, shall be planted to lawn or live groundcover and trees and shrubs and be perpetually maintained in a manner providing a park-like character to the property as approved through the Architectural Review process.
- (10) Yards not adjacent to public streets or Low Density Residential (RL) or Manufacturing Park (MP) Planning Districts shall be planted with trees, shrubs, grass or other live groundcover, and maintained consistent with a landscape plan indicating areas of future expansion, as approved through the Architectural Review process.

**Finding:**

*As shown on Sheet L-1, all yards are provided with live landscaping. With Condition of Approval A15, these standards are met.*

- (11) Any required landscaped area shall be designed, constructed, installed, and maintained so that within three years the ground shall be covered by living grass or other plant materials. (The foliage crown of trees shall not be used to meet this requirement.) A maximum of 10% of the landscaped area may be covered with un-vegetated areas of bark chips, rock or stone. Disturbed soils are encouraged to be amended to an original or higher level of porosity to regain infiltration and stormwater storage capacity.

**Finding:**

*Sufficiently dense landscaping is proposed to achieve full coverage within three years. No rock or stone are being proposed as groundcover. With Condition of Approval A15, this standard is met.*

[...]

**73.260 Tree and Plant Specifications**

- (1) The following specifications are minimum standards for trees and plants:
  - (a) Deciduous Trees. Deciduous shade and ornamental trees shall be a minimum one and one-half inch (1-1/2") caliper measured six inches (6") above ground, balled and burlapped. Bare root trees will be acceptable to plant during their dormant season. Trees shall be characteristically shaped specimens.
  - (b) Coniferous Trees. Coniferous trees shall be a minimum five feet (5') in height above ground, balled and burlapped. Bare root trees will be acceptable to plant during their dormant season. Trees shall be well branched and characteristically shaped specimens.
  - (c) Evergreen and Deciduous Shrubs. Evergreen and deciduous shrubs shall be at least one (1) to five (5) gallon size. Shrubs shall be characteristically branched. Side of shrub with best foliage shall be oriented to public view.
  - (d) Groundcovers. Groundcovers shall be fully rooted and shall be well branched or leafed. English ivy (*Hedera helix*) is considered a high maintenance material which is detrimental to other landscape materials and buildings and is therefore prohibited.
- (2) Landscaping shall be installed in accordance with the provisions of Sunset New Western Garden Book (latest edition), Lane Publishing Company, Menlo Park, California or the American Nurserymen Association Standards (latest edition).
- (3) The following guidelines are suggested to ensure the longevity and continued vigor of plant materials:
  - (a) Select and site permanent landscape materials in such a manner as to produce a hardy and drought-resistant landscaped area.
  - (b) Consider soil type and depth, spacing, exposure to sun and wind, slope and contours of the site, building walls and overhangs, and compatibility with existing native vegetation preserved on the site or in the vicinity.
- (4) All trees and plant materials shall be healthy, disease-free, damage-free, well-branched stock, characteristic of the species.

- (5) All plant growth in landscaped areas of developments shall be controlled by pruning, trimming or otherwise so that:
- (a) It will not interfere with designated pedestrian or vehicular access; and
  - (b) It will not constitute a traffic hazard because of reduced visibility.

**Finding:**

*The Plant List provided on Sheet L-1, Exhibit A1, illustrates that all proposed trees will be at least the minimum 1.5" caliper planting size, balled and burlapped. Shrubs are proposed between two to five gallons and groundcover at 1 gallon size. With Condition of Approval **Error! Reference source not found.** these standards are met.*

[...]

**Section 73.280 Irrigation System Required**

Except for townhouse lots, landscaped areas shall be irrigated with an automatic underground or drip irrigation system.

**Finding:**

*As indicated on General Note 3 of Sheet L-1, all landscape areas will be irrigated with an automatic underground irrigation system. This standard is met.*

[...]

**Section 73.310 Landscape Standards – Commercial, Industrial, Public and Semi-Public Uses**

- (1) A minimum 5'-wide landscaped area must be located along all building perimeters which are viewable by the general public from parking lots or the public right-of-way, excluding loading areas, bicycle parking areas and pedestrian egress/ingress locations. Pedestrian amenities such as landscaped plazas and arcades may be substituted for this requirement. This requirement shall not apply where the distance along a wall between two vehicle or pedestrian access openings (such as entry doors, garage doors, carports and pedestrian corridors) is less than 8 feet.

[...]

- (3) All areas not occupied by buildings, parking spaces, driveways, drive aisles, pedestrian areas or undisturbed natural areas shall be landscaped.

**Finding:**

*Landscape buffers in excess of the five-foot wide requirement are proposed along all elevations, excluding the loading and pedestrian areas, as shown on Sheet L-1, Exhibit A1. All areas within the development area that are not occupied by buildings, parking spaces, drive aisles, or pedestrian areas are planned to be landscaped with new plantings. These standards are met.*

[...]

**Section 73.340 Off-Street Parking Lot and Loading Area Landscaping - Commercial, Industrial, Public and Semi-Public Uses, and Residential and Mixed Use Residential Uses within the Central Design District.**

- (1) A clear zone shall be provided for the driver at ends of on-site drive aisles and at driveway entrances, vertically between a maximum of 30 inches and a minimum of 8 feet as measured from the ground level, except for parking structures and underground parking where this provision shall not apply.

**Finding:**

*All new parking lot trees are deciduous varieties that are capable of providing visibility within the desired vertical range. With Condition of Approval A15, this standard is met.*

[...]

**Section 73.360 Off-Street Parking Lot Landscape Islands - Commercial, Industrial, Public, and Semi-Public Uses.**

- (1) A minimum of 25 square feet per parking stall be improved with landscape island areas. They may be lower than the surrounding parking surface to allow them to receive stormwater run-off and function as water quality facilities as well as parking lot landscaping. They shall be protected from vehicles by curbs, but the curbs may have spaces to allow drainage into the islands. They shall be dispersed throughout the parking area [see TDC 73.380(3)]. They shall be planted with groundcover or shrubs that will completely cover the island area within 3 years. They shall be planted with deciduous shade trees when needed to meet the parking lot shade tree requirements. Native plant materials are encouraged. Landscape square footage requirements shall not apply to parking structures and underground parking.**
- (2) Landscaped island areas with deciduous parking lot shade trees shall be a minimum of 5 feet in width (from inside of curb to curb).**

**Finding:**

*The applicant states that 4,926 square feet of landscape area is provided in the parking islands. There are 171 parking stalls proposed with the development, requiring 4,275 square feet of landscaping. All islands are greater than five feet wide. These standards are met.*

- (3) A minimum of one deciduous shade tree shall be provided for every four (4) parking spaces to lessen the adverse impacts of glare, reduce heat from paved surfaces, and to emphasize circulation patterns. Required shade trees shall be uniformly distributed throughout the parking lot (see TDC 73.380(3)), except that within the Central Design District landscape islands and shade trees may be placed to frame views of the Tualatin Commons water feature or identified architectural focal elements. The trees shall meet the requirements of TDC 73.360(7). Parking lot shade tree requirements shall not apply to parking structures and underground parking.**

**Finding:**

*Under this standard 43 deciduous trees are required for 171 parking spaces. There are 44 deciduous trees provided in the parking areas as shown on the Sheet L-1, Exhibit A1. This standard is met.*

- (4) Landscape islands shall be utilized at aisle ends to protect parked vehicles from moving vehicles and emphasize vehicular circulation patterns. Landscape island location requirements shall not apply to parking structures and underground parking.**

**Finding:**

*Landscape islands are provided throughout to emphasize vehicular patterns as shown on Sheet L-1, Exhibit A1. This standard is met.*

- (5) Required plant material in landscape islands shall achieve 90 percent coverage within three years. Native shrubs and trees are encouraged.**

**Finding:**

*The Landscape Plan indicates a variety of groundcover, in addition to shrubs and shade trees are proposed in the landscape islands. This standard is met.*

[...]

- (7) Deciduous shade trees shall meet the following criteria:**
  - (a) Reach a mature height of 30 feet or more;**
  - (b) Cast moderate to dense shade in summer;**
  - (c) Long lived, i.e., over 60 years;**
  - (d) Do well in an urban environment;**



- (i) Pollution tolerant.
- (ii) Tolerant of direct and reflected heat.
- (e) Require little maintenance:
  - (i) Mechanically strong.
  - (ii) Insect- and disease-resistant.
  - (iii) Require little pruning.
- (f) Be resistant to drought conditions;
- (g) Be barren of fruit production.

**Finding:**

*Parking lot trees are required to be shade trees. The autumn gold gingko and frans fontaine hornbeam proposed for this application meet these height standards. These trees are known to be hardy, devoid of fruit, and can reasonably be expected to thrive in the proposed locations. Additional deciduous trees, including the akebono flowering cherry are provided on top of the minimum shade tree standards for this site, and add significantly to the street-facing aesthetic. These standards are met.*

**Section 73.370 Off-Street Parking and Loading**

**(1) General Provisions.**

- (a) At the time of establishment of a new structure or use, or change in use, or change in use of an existing structure, within any planning district of the City, off-street parking spaces, off-street vanpool and carpool parking spaces for industrial uses, off-street bicycle parking, and off-street loading berths shall be as provided in this and following sections, unless greater requirements are otherwise established by the conditional use permit or the Architectural Review process, based upon clear findings that a greater number of spaces are necessary at that location for protection of public health, safety and welfare or that a lesser number of vehicle parking spaces will be sufficient to carry out the objectives of this section.

[...]

**Finding:**

*This project includes a new structure and use. Findings specific to the proposed use are provided below.*

- (n) Bicycle parking facilities shall include long-term parking that consists of covered, secure stationary racks, lockable enclosures, or rooms (indoor or outdoor) in which the bicycle is stored and short-term parking provided by secure stationary racks (covered or not covered), which accommodate a bicyclist's lock securing the frame and both wheels. The Community Development Director, their designee, or the Architectural Review Board may approve a form of bicycle parking not specified in these provisions but that meets the needs of long-term and/or short-term parking pursuant to Section 73.370.
- (o) Each bicycle parking space shall be at least 6 feet long and 2 feet wide, and overhead clearance in covered areas shall be at least 7 feet, unless a lower height is approved through the Architectural Review process.
- (p) A 5-foot-wide bicycle maneuvering area shall be provided beside or between each row of bicycle parking. It shall be constructed of concrete, asphalt or a pervious surface such as pavers or grasscrete, but not gravel or woody material, and be maintained.
- (q) Access to bicycle parking shall be provided by an area at least 3 feet in width. It shall be constructed of concrete, asphalt or a pervious surface such as pavers or grasscrete, but not gravel or woody material, and be maintained.
- (r) Required bicycle parking shall be located in convenient, secure, and well-lighted locations approved through the Architectural Review process. Lighting, which may be provided, shall

be deflected to not shine or create glare into street rights-of-way or fish and wildlife habitat areas.

- (u) **Bicycle parking areas and facilities shall be identified with appropriate signing as specified in the Manual on Uniform Traffic Control Devices (MUTCD) (latest edition). At a minimum, bicycle parking signs shall be located at the main entrance and at the location of the bicycle parking facilities.**
- (v) **Required bicycle parking spaces shall be provided at no cost to the bicyclist, or with only a nominal charge for key deposits, etc. This shall not preclude the operation of private for-profit bicycle parking businesses.**

**Finding:**

*Bike parking is proposed in the form of five interior racks to be provided near the southeast entrance and three exterior spaces at the main entrance, as shown on Sheet A1.1. The interior parking is inherently covered, secure, and stationary. Details and dimensions have not been provided for these facilities. With Conditions of Approval A7 and A9, these standards are met.*

- (x) **Required vanpool and carpool parking shall meet the 9-foot parking stall standards in Figure 73-1 and be identified with appropriate signage.**

**Finding:**

*Five vanpool/carpool spaces are required and are proposed as shown on Sheet A1.1. These stalls meet the dimensional requirements of Figure 73-1. This standard is met.*

**(2) Off-Street Parking Provisions.**

- (a) **The following are the minimum and maximum requirements for off-street motor vehicle parking in the City. Minimum standards for off-street motor vehicle parking for the uses in 73.370(2) (a) Residential Uses: iii, iv, v, vi, vii; Places of Public Assembly: I, ii, iv; Commercial Amusements: I, ii; and Commercial: I, ii, xi, xii, xiv in the CAPD are in TDC 73.370(2)(b). The maximum requirements are divided into Zone A and Zone B, as shown on the Tualatin Parking Zone Map, Figure 73-3.**

*Table excerpted from TDC 73.370(2):*

Use	Minimum Motor Vehicle Parking Requirements	Maximum Motor Vehicle Parking Requirements	Bicycle Parking Requirements	Percentage of Bicycle Parking to be Covered
[...]				
(vi) General office	2.70 spaces per 1,000 sq. ft. of gross floor area	Zone B: 4.1 spaces per 1,000 sq. ft. gross floor area	2, or 0.50 spaces per 1,000 gross sq. ft., whichever is greater	First 10 spaces or 40%, whichever is greater
(i) Manufacturing	1.60 spaces per 1,000 sq. ft. of gross floor area	None	2, or 0.10 spaces per 1,000 gross sq. ft., whichever is greater	First 5 spaces or 30%, whichever is greater
[...]				

**Finding:**

*The gross floor area of the building is 72,225 square feet. Both office and manufacturing uses have been identified for the proposed building; office use at 16% of and manufacturing at 84%. A minimum of 128 stalls are required and 171 stalls are provided. A minimum of 12 bicycle parking stalls are required, with a minimum of ten being covered. The applicant is proposing eight parking stalls, with five being covered,*

and therefore has been conditioned to meet the aforementioned standard. With Condition of Approval A7, this standard is met.

[...]

**(3) Off-Street Vanpool and Carpool Parking Provisions.**

The minimum number of off-street Vanpool and Carpool parking for commercial, institutional and industrial uses is as follows:

Number of Required Parking Spaces	Number of Vanpool or Carpool Spaces
0 to 10	1
10 to 25	2
26 and greater	1 for each 25 spaces

**Finding:**

Five vanpool/carpool spaces are required and are proposed. With Condition of Approval A11, this standard is met.

**Section 73.380 Off-Street Parking Lots**

A parking lot, whether an accessory or principal use, intended for the parking of automobiles or trucks, shall comply with the following:

- (1) Off-street parking lot design shall comply with the dimensional standards set forth in Figure 73-1 of this section.**
- (2) Parking stalls for sub-compact vehicles shall not exceed 35 percent of the total parking stalls required by TDC 73.370(2). Stalls in excess of the number required by TDC 73.370(2) can be sub-compact stalls.**
- (3) Off-street parking stalls shall not exceed eight continuous spaces in a row without a landscape separation, except for parking structures and underground parking.**
- (4) Parking stalls shall be constructed of asphalt or concrete, or a pervious surface such as pavers or grasscrete, but not gravel or woody material. Drive aisles and parking stalls shall be maintained adequately for all-weather use and drained to avoid water flow across sidewalks. Pervious surfaces such as pervious concrete, pavers and grasscrete, but not gravel or woody material, are encouraged for parking stalls in or abutting the Natural Resource Protection Overlay District, Other Natural Areas identified in Figure 3-4 of the Parks and Recreation Master Plan, or in a Clean Water Services Vegetated Corridor. Parking lot landscaping shall be provided pursuant to the requirements of TDC 73.350 and TDC 73.360. Walkways in parking lots shall be provided pursuant to TDC 73.160.**

**Finding:**

As shown in Sheet A1.1, the proposed parking stalls are dimensioned at 9 feet wide by 16 feet long, with a 2.5 foot bumper overhang and meet the Figure 73-1 requirements. There are 20 sub-compact stalls proposed, comprising 16% of required parking. Not more than eight continuous parking stalls are included with this proposal. All stalls are to be constructed with asphalt. These standards are met.

[...]

- (6) Artificial lighting, which may be provided, shall be deflected to not shine or create glare in a residential planning district, an adjacent dwelling, street right-of-way in such a manner as to impair the use of such way or a Natural Resource Protection Overlay District, Other Natural Areas identified in Figure 3-4 of the Parks and Recreation Master Plan, or a Clean Water Services Vegetated Corridor.**

**Finding:**

*The Photometric plan included in Exhibit A indicates that lighting will impact the Hedges Creek conservation easement to the west and south and the SW Amu Street right-of-way to the east. With Condition of Approval A5, this standard is met.*

- (7) Groups of more than 4 parking spaces shall be so located and served by driveways that their use will require no backing movements or other maneuvering within a street right-of-way other than an alley.**
- (8) Service drives to off-street parking areas shall be designed and constructed to facilitate the flow of traffic, provide maximum safety of traffic access and egress, and maximum safety for pedestrians and vehicular traffic on the site.**

**Finding:**

*All parking spaces onsite are accessed entirely on private property and do not require backing motions into the right-of-way. These standards are met.*

- (9) Parking bumpers or wheel stops or curbing shall be provided to prevent cars from encroaching on the street right-of-way, adjacent landscaped areas, or adjacent pedestrian walkways.**

**Finding:**

*As shown on Sheet C2.0 concrete curbing is provided to prevent cars from encroaching onto adjacent landscaping and pedestrian walkways. This standard is met.*

- (10) Disability parking spaces and accessibility shall be provided in accordance with applicable federal and state requirements.**

**Finding:**

*As shown on Sheet A1.1, six ADA parking spaces are proposed. This requirement will be reviewed in greater detail during the building permit phase. This standard is met.*

**Section 73.390 Off-Street Loading Facilities**

- (1) The minimum number of off-street loading berths for commercial, industrial, public and semi-public uses is as follows:**

Square Feet of Floor Area	Number of Berths
60,000 and over	3

[...]

**Finding:**

*The gross floor area of the building is 72,225 square feet. The applicant is proposing five loading berths as shown on Sheet A1.1. This standard is met.*

- (2) Loading berths shall conform to the following minimum size specifications.**
  - (b) Industrial uses 12' x 60'**
  - (c) Berths shall have an unobstructed height of 14'**
  - (d) Loading berths shall not use the public right-of-way as part of the required off-street loading area.**

**Finding:**

*The three loading berths located on the southwest corner of the building are 8.25 feet x 65 feet. These dock high berths are 13 feet in height. The other two berths are 12 feet wide by 14-16 feet in height. The applicant has been conditioned to revise their Plan Set to demonstrate compliance with these standards. With Condition of Approval, A8 this standard is met.*

- (3) Required loading areas shall be screened from public view from public streets and adjacent properties by means of sight obscuring landscaping, walls or other means, as approved through the Architectural Review process.**

**Finding:**

*The loading area is located on an angle wall, recessed from public view on SW Amu Street. Proposed landscaping further screens this area. This standard is met.*

- (4) Required loading facilities shall be installed prior to final building inspection and shall be permanently maintained as a condition of use.**

**Finding:**

*With Condition of Approval A10, this standard is met.*

#### **IV. APPEAL**

The Architectural Review portion of this decision will be final after 14 calendar days on April 5, 2019 unless a written appeal is received by the **Community Development Department – Planning Division at 18880 Martinazzi Avenue, Tualatin, Oregon 97062 before 5:00 p.m., April 4, 2019. The appeal must be submitted on the City appeal form with all the information requested provided thereon and signed by the appellant.** The plans and appeal forms are available at the Community Development Department – Planning Division offices. Appeals of a staff Architectural Features decision are reviewed by the Architectural Review Board (ARB).

Submitted by:



Erin Engman  
Associate Planner